



PELIO & ASSOCIATES

I N C O R P O R A T E D

December 7, 2004

Jamie McLeod
Dept. of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

**RE: LETTER OF JUSTIFICATION FOR THE DIVISION OF THE PROPERTY
LOCATED AT 1136-1142 WEST EVELYN AVE., SUNNYVALE, CA**

Dear Jamie:

Applicant seeks approval to subdivide and parcel into five parts the existing property located at 1136-1142 West Evelyn Avenue, Sunnyvale, CA for the following reasons:

- 1). The owner desires to sell the property as individual units that are sized more appropriately for approved uses in the area.
- 2) The property and building are easily dividable into four parts with little or no access or egress limitations.
- 3) Granting of the Use Permit will not change the current use of the Project as industrial/office which is consistent with the General Plan.
- 4) Since the use of the project is not changing, there is not material detriment or injury to the Property, improvements or uses within the immediate vicinity nor within the zoning district. To the contrary, granting of the Use Permit to allow individual ownership of small units is highly desirable to the public welfare. Numerous small businesses wish to own their own real estate. By granting this Use Permit, Sunnyvale can accommodate these small businesses and not loose them to surrounding cities.

We hope your will consider this application for approval.

Sincerely,

PELIO & ASSOCIATES

Rob Moore

RM/kd